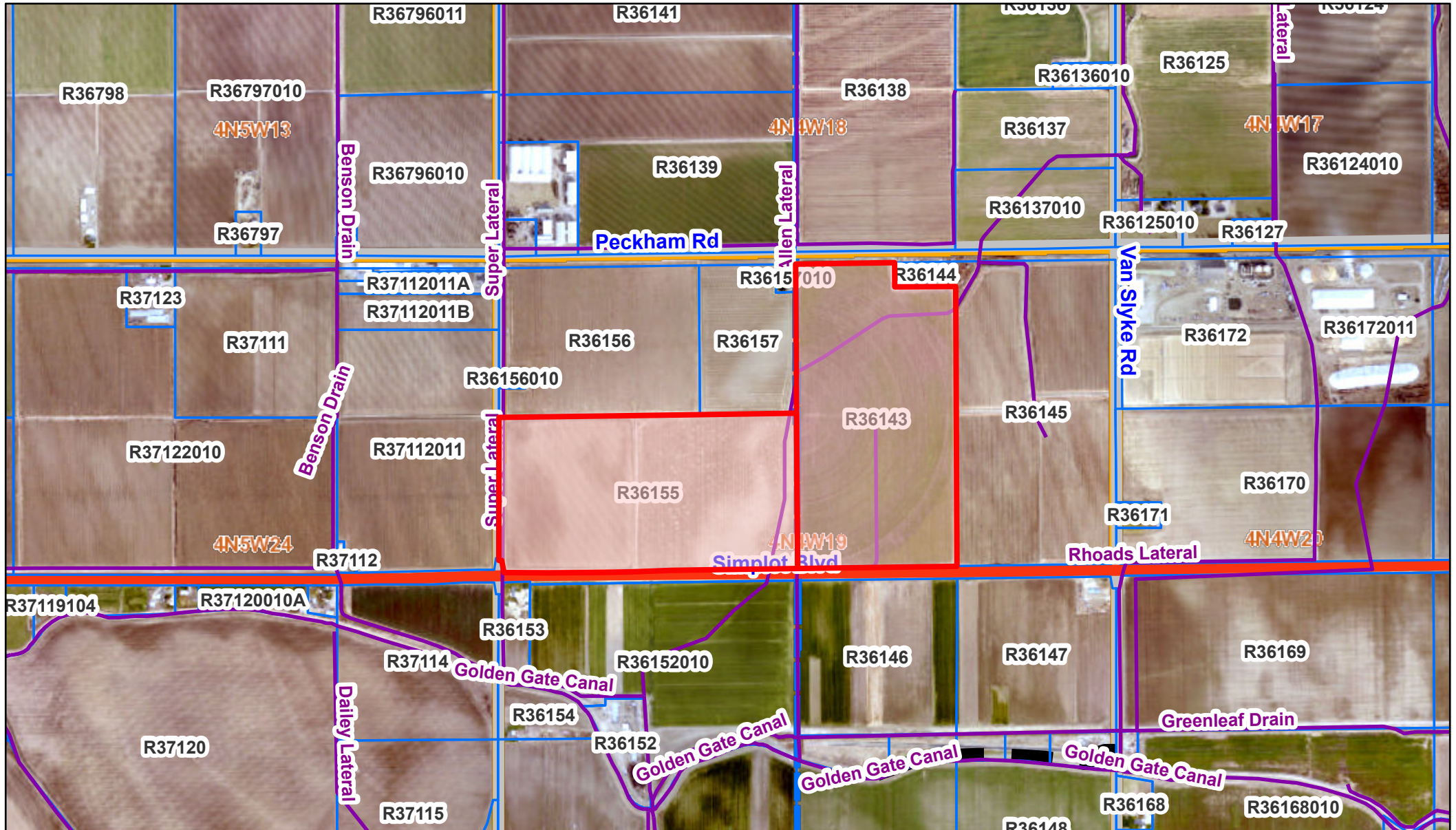
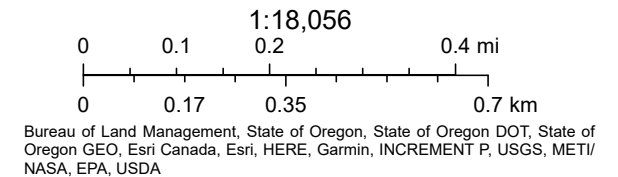
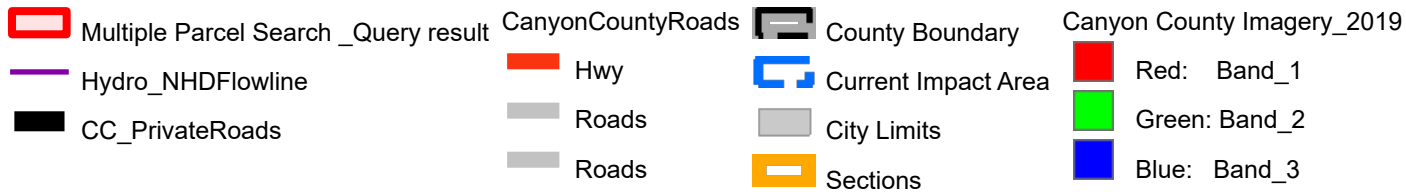


Canyon County, ID Web Map



2/16/2023, 9:04:45 AM



MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605

zoninginfo@canyoncounty.id.gov

Phone: 208-454-7458

Fax: 208-454-6633



PROPERTY OWNER	OWNER NAME:	[REDACTED]
	MAILING ADDRESS:	[REDACTED]
	PHONE:	[REDACTED]

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature:

[Handwritten Signature] Trustee

Date: 9-14-2022

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME:	David Ferdinand
	COMPANY NAME:	Syme Commercial
	MAILING ADDRESS:	206 S 9 th Ave Caldwell, ID 83605
	PHONE:	208-899-9232
	EMAIL:	dferdinandii@gmail.com

SITE INFO	STREET ADDRESS:	TBD Reckham Rd and TBD Allendale Rd						
	PARCEL #:	R36143 + R36155	LOT SIZE/AREA:	73.29 & 72.19				
	LOT:	BLOCK:	SUBDIVISION:					
	QUARTER:	NE/NW	SECTION:	19	TOWNSHIP:	4N	RANGE:	4W
	ZONING DISTRICT:	FLOODZONE (YES/NO):						

HEARING LEVEL APPS	<input type="checkbox"/> CONDITIONAL USE	<input type="checkbox"/> COMP PLAN AMENDMENT	<input checked="" type="checkbox"/> CONDITIONAL REZONE
	<input type="checkbox"/> ZONING AMENDMENT (REZONE)	<input type="checkbox"/> DEV. AGREEMENT MODIFICATION	<input type="checkbox"/> VARIANCE > 33%
	<input type="checkbox"/> MINOR REPLAT	<input type="checkbox"/> VACATION	<input type="checkbox"/> APPEAL
	<input type="checkbox"/> SHORT PLAT SUBDIVISION	<input type="checkbox"/> PRELIMINARY PLAT SUBDIVISION	<input type="checkbox"/> FINAL PLAT SUBDIVISION

DIRECTORS DECISION APPS	<input type="checkbox"/> ADMINISTRATIVE LAND DIVISION	<input type="checkbox"/> EASEMENT REDUCTION	<input type="checkbox"/> SIGN PERMIT
	<input type="checkbox"/> PROPERTY BOUNDARY ADJUSTMENT	<input type="checkbox"/> HOME BUSINESS	<input type="checkbox"/> VARIANCE 33% >
	<input type="checkbox"/> PRIVATE ROAD NAME	<input type="checkbox"/> TEMPORARY USE	<input type="checkbox"/> DAY CARE
	<input type="checkbox"/> OTHER		

CASE NUMBER:	CR2022-0029	DATE RECEIVED:	9/29/2022
RECEIVED BY:	Syme H	APPLICATION FEE:	\$1,400.00 (CK) MO CC CASH

ZONING AMENDMENT CHECKLIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605

zoninginfo@canyoncounty.id.gov | Phone: 208-454-7458 | Fax: 208-454-6633



Select Application Type:

- ☐ Zoning **Map** Amendment (Rezone)
 - ☐ Rezone (No conditions; CCZO §07-06-05)
 - ☒ Conditional Rezone (With conditions; CCZO 07-06-07, See Note 1)
- ☐ Zoning **Text** Amendment (propose amendment to ordinance)

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

- ☐ Master Application completed and signed (See attached application)
 - ☐ Letter of Intent:
 - **Map Amendments:** Detailed letter fully describing how the request meets the following criteria (CCZO §07-06-05 & 07-06-07(6):
 - Is the request generally consistent with the comprehensive plan?
 - When considering the surrounding land uses, is the request more appropriate than the current zoning designation?
 - Is the request compatible with surrounding land uses?
 - Will the request negatively affect the character of the area? What measures will be implemented to mitigate impacts? (See Note 2)
 - Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate the request? (See Note 2)
 - Does legal access to the subject property for the request exist or will it exist at the time of development?
 - Does the request require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns created by the request? What measures have been taken to mitigate road improvements or traffic impacts? (See Note 2)
 - Will the request impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts? (See Note 2)
 - **Conditional rezone** requests must include proposed conditions of approval, restrictions, and/or conceptual plans (if a plan is applicable) that will be considered with the rezone in a development agreement. See conditional rezone option disclosure below.
 - **Text Amendments:** Detailed letter fully describing the text amendment request. Text amendments must be consistent with the comprehensive plan.
 - ☐ Neighborhood meeting sign-up sheet and copy of neighborhood notification letter (See attached neighborhood meeting requirements, sample letter and sign-up sheet.)
 - ☐ Land Use Worksheet (map amendment only) – See attached worksheet
 - ☐ Draft of proposed ordinance change (text amendment only)
 - ☐ Deed or evidence of property interest to subject property
 - ☐ **\$950 Rezone or \$1,400 for a Conditional Rezone**
 - ☐ **\$2800 Text Amendment**
- (Fees are non-refundable)**

NOTE:

1. Conditional rezones require a development agreement between the applicant and County that outlines applicable conditions of approval and/or restrictions.
2. Additional studies (such as traffic, water, biological, historical, etc.) and information may be required by DSD and/or hearing body to fully understand potential impacts.

CONDITIONAL REZONE OPTION:

When considering a zoning map amendment (rezone) of a property, a conditional rezone is recommended when considering conceptual site plan and/or addressing potential impacts through mitigation strategies and measures such as restricting uses, limiting the area to be rezoned to retain agricultural uses, and agricultural preservation methods such as buffers and disclosures. Without a conditional rezone, no conditions can be considered as part of the rezone application. Please discuss the conditional rezone option with a DSD Planner prior to application submittal.

The applicant/owner and DSD Planner must sign (below) if the conditional rezone option was discussed and the applicant/owner declined the option.

Applicant/Owner: _____

DSD Planner: _____

Associated Case No: _____

Letter of Intent for Judith A. Gross Trust Property

The intention of this applicate is to conditionally rezone parcel R36143 and parcel R36155. The Peckham Road property is 73.290 acres and is currently zoned M-1 and AG. The project is summarized below as property 1:

The location of this site is on the North side of Simplot Blvd and runs North boarding Peckham Road. This property also includes a Boise Valley Railroad easement.

The proposed access will have the option for an entrance on Simplot Blvd. and/or Peckham Rd, which will be a private road. The total acreage is approximately 73.29 Acres. The developer is proposing a Conditional Rezone from M-1/AG to M-1 for the entire property with the purpose of making the property available for light industrial use.

The request is for a Conditional Rezone the remaining portion of the 73.29 acres to M-1/Light Industrial which will make the property consistent with light industrial property and develop industry compatible land with the Simplot Blvd. and Peckham Road Comprehensive Plan designation.

The Neighborhood Meeting was conducted on Monday, August 1, 2022, at the Greenleaf Community Center at 21513 Main Street in Greenleaf. Four (4) neighbors either owning property near the subject property or living as neighbors to the Judith A. Gross Trust property.

A second property is also a part of this application and contiguous to the 0 Peckham Road property, property 2 is known as 0 Allendale Rd which is a 72.19 Acre Parcel R36155. The site for the second property is located on the North side of Simplot Blvd. with a proposed access entrance on Simplot Blvd., which will be a private road.

The developer is proposing a Conditional Rezone from AG to M-1 for the purpose of making the property available for light industrial use and to provide consistent zoning for expansion of the light industrial property as designated in the Canyon County 2020 Comprehensive plan.

The properties are currently being farmed, flat, no fencing, irrigation structuring, concrete ditches, and pivot systems in place. The plan is to development the property as light industrial and market the parcels for the development of agricultural processing or compatible light industrial business. The property would be continued to be under agricultural production until such time as an appropriate light industrial project would develop the property.

The proximity to the neighboring commercial farm uses, trailer manufacturing, and the processing plants for agricultural purposes would not affect other uses along the Highway 19/Simplot road or Peckham road and Boise Valley Railroad corridor.

David Ferdinand at 208-899-9232, dferdinandii@gmail.com,

We believe this zoning would conform to the area well as the current comprehensive plan shows Light Industrial.

David Ferdinand at PO Box 914 Nampa, ID 83653 or call David Ferdinand at (208) 899-9232 on behalf of Doug Gross Trustee for the properties.

Sincerely,

David Ferdinand

David Ferdinand Consulting and Real Estate Services
Syme Commercial Real Estate – Patti Syme – David Ferdinand
PO Box 914 Nampa, ID 83653 www.davidferdinand.com

LAND USE WORKSHEET

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



Required for Conditional Use Permit, Comprehensive Plan and Zoning Ordinance Amendment Applications

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

- 1. DOMESTIC WATER:** ☐ Individual Domestic Well ☐ Centralized Public Water System ☐ City
- ☐ N/A – Explain why this is not applicable: _____
- ☐ How many Individual Domestic Wells are proposed? _____

- 2. SEWER (Wastewater)** ☐ Individual Septic ☐ Centralized Sewer system
- ☐ N/A – Explain why this is not applicable: _____

3. IRRIGATION WATER PROVIDED VIA:

- ☒ Surface ☐ Irrigation Well ☐ None

4. IF IRRIGATED, PROPOSED IRRIGATION:

- ☒ Pressurized ☒ Gravity

5. ACCESS:

- ☒ Frontage ☐ Easement Easement width _____ Inst. # _____

6. INTERNAL ROADS:

- ☐ Public ☐ Private Road User's Maintenance Agreement Inst # _____

7. FENCING

- ☐ Fencing will be provided (Please show location on site plan)

Type: _____ Height: _____

8. STORMWATER:

- ☐ Retained on site ☐ Swales ☐ Ponds ☐ Borrow Ditches

☐ Other: _____

9. SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY: (i.e. creeks, ditches, canals, lake)

Canal

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- ☐ Residential _____ ☐ Commercial _____ ☐ Industrial _____
☐ Common _____ ☐ Non-Buildable _____

2. FIRE SUPPRESSION:

- ☐ Water supply source: _____

3. INCLUDED IN YOUR PROPOSED PLAN?

- ☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☐ None

NON-RESIDENTIAL USES

1. SPECIFIC USE: _____

2. DAYS AND HOURS OF OPERATION:

- ☐ Monday _____ to _____
☐ Tuesday _____ to _____
☐ Wednesday _____ to _____
☐ Thursday _____ to _____
☐ Friday _____ to _____
☐ Saturday _____ to _____
☐ Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? ☐ Yes If so, how many? _____ ☐ No

4. WILL YOU HAVE A SIGN? ☐ Yes ☐ No ☐ Lighted ☐ Non-Lighted

Height: _____ ft Width: _____ ft. Height above ground: _____ ft

What type of sign: _____ Wall _____ Freestanding _____ Other _____

5. PARKING AND LOADING:

How many parking spaces? _____

Is there is a loading or unloading area? _____

ANIMAL CARE RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: _____

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. ANIMAL WASTE DISPOSAL

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: _____

PARCEL #R36155000 0 (Kerr):

Exhibit A

The Southeast Quarter of the Northwest Quarter, and Lot 2 of Section 19, Township 4 North, Range 4 West of the Boise, Meridian, Canyon County, Idaho.

EXCEPTING THEREFROM

A parcel of land being on both sides of the centerline of State Highway No. 19, Project No. RS-3712 (4) Highway Survey as shown on the plans thereof now on file in the office of the Idaho Transportation Department, Division of Highways, and being a portion of the South Half of the Northwest Quarter of Section 19, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho.

BEGINNING at the West Quarter corner of Section 19, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho; thence

Easterly along the East-West Quarter line of said Section 19 a distance of 2,456 feet, more or less, to the Southeast corner of the Southeast Quarter of the Northwest Quarter of said Section 19, which is coincident with Station 431+07.00 of said State Highway No. 19, Project No. RS-3712 (4) Highway Survey; thence

Northerly along the East line of said Southeast Quarter of the Northwest Quarter a distance of 50 feet to a point in a line parallel with and 50.0 feet Northerly from the centerline and opposite Station 431+07.00 of said Highway Survey; thence along said parallel line as follows:

South $89^{\circ} 58' 05''$ West a distance of 1,038.08 feet to a point opposite Station 420+68.92 of said Highway Survey, Westerly along a 28,597.89 foot radius curve right 736.21 feet to a point opposite Station 413+31.42 of said Highway Survey, North $88^{\circ} 33' 25''$ West a distance of 134.57 feet to a point opposite Station 411+96.85 of said Highway Survey, Westerly along a 28,697.89 foot radius curve left a distance of 506.73 feet to a point opposite Station 406+91.00 of said Highway Survey; thence

North $7^{\circ} 52' 18''$ West leaving said parallel line a distance of 101.10 feet to a point in the Easterly right of way line of existing Allendale Road that bears North $0^{\circ} 24' 06''$ East a distance of 150 feet from Station 406+76.15 of said Highway Survey; thence

North $89^{\circ} 25' 30''$ West a distance of 25 feet, more or less, to a point in the West line of said Section 19; thence

Southerly along said West line a distance of 150.0 feet, more or less, to the Place of Beginning.

PARCEL #R36143000 0 (Maxwell):

Exhibit A

The West One-Half of the Northeast Quarter of Section 19, Township 4 North, Range 4 West of Boise Meridian, Canyon County, State of Idaho;

Together with all water, water rights, ditches and rights of way for ditches appurtenant thereto;

EXCEPTING THEREFROM: A parcel of land situate in the Northwest Quarter of the Northeast Quarter of Section 19, Township 4 North, Range 4 West of the Boise Meridian, Canyon County, Idaho, bounded and described as follows:

Beginning at the point of intersection of the Southerly right of way line of the Wilder Branch of the Oregon Short Line Railroad Company, with the East line of said Northwest Quarter of Northeast Quarter of Section 19, said point being 100 feet distant South of the Northeast corner of said Northwest Quarter of Northeast Quarter of Section 19; thence South along the East line of said Northwest Quarter of Northeast Quarter of Section 19 a distance of 202.4 feet; thence West along a straight line a distance of 504.5 feet to a point 199.5 feet distance South of the Southerly right of way line of said Wilder Branch of the Oregon Short Line Railroad Company; thence North along a straight line a distance of 199.5 feet to a point in said Southerly right of way line; thence East along said Southerly right of way line, which is parallel with and 100 feet distant South, measured at right angles, from the North line of said Northwest Quarter of Northeast Quarter of Section 19, a distance of 504.6 feet, to the point of beginning. Containing an area of 2.32 acres, more or less.

FURTHER EXCEPTING THEREFROM:

A railroad right-of-way of the Wilder Branch of the Oregon Shortline Railroad;

AND FURTHER EXCEPTING THEREFROM that certain parcel of real property conveyed to the State of Idaho by and through the Idaho Transportation Board for the Division of Highways pursuant to that certain Correction Warranty Deed dated April 24, 1990 and recorded on September 11, 1990, as Instrument No. 9016698, records of Canyon County, Idaho, more particularly described as follows:

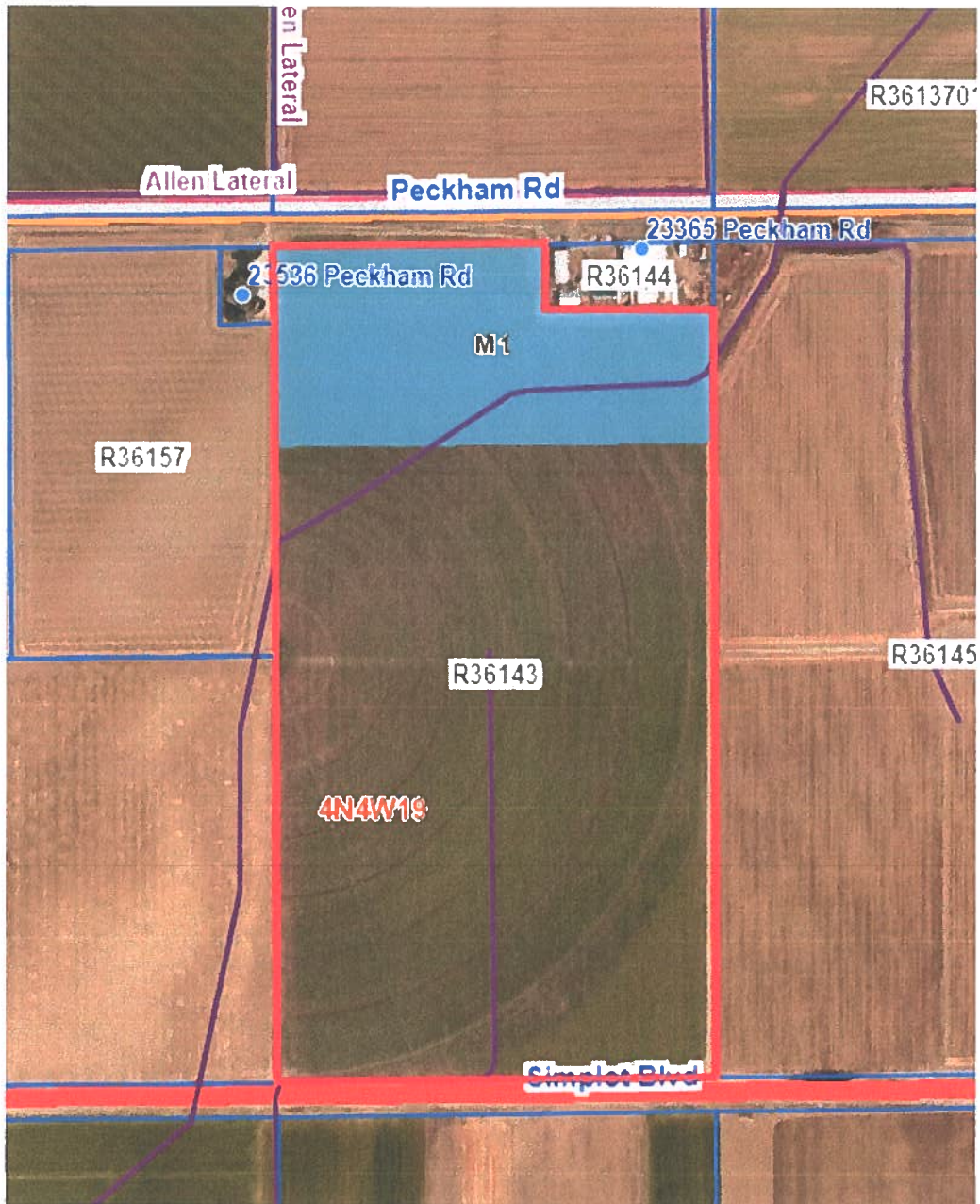
A parcel of land being on the Northerly side of the centerline of State Highway No. 19, Project No. RS-3712(4) Highway Survey as shown on the plans thereof now on file in the office of the Idaho Transportation Department, Division of Highways, and being a portion of the Southwest Quarter Northeast Quarter of Section 19, Township 4 North, Range 4 West, Boise Meridian, described as follows, to-wit:

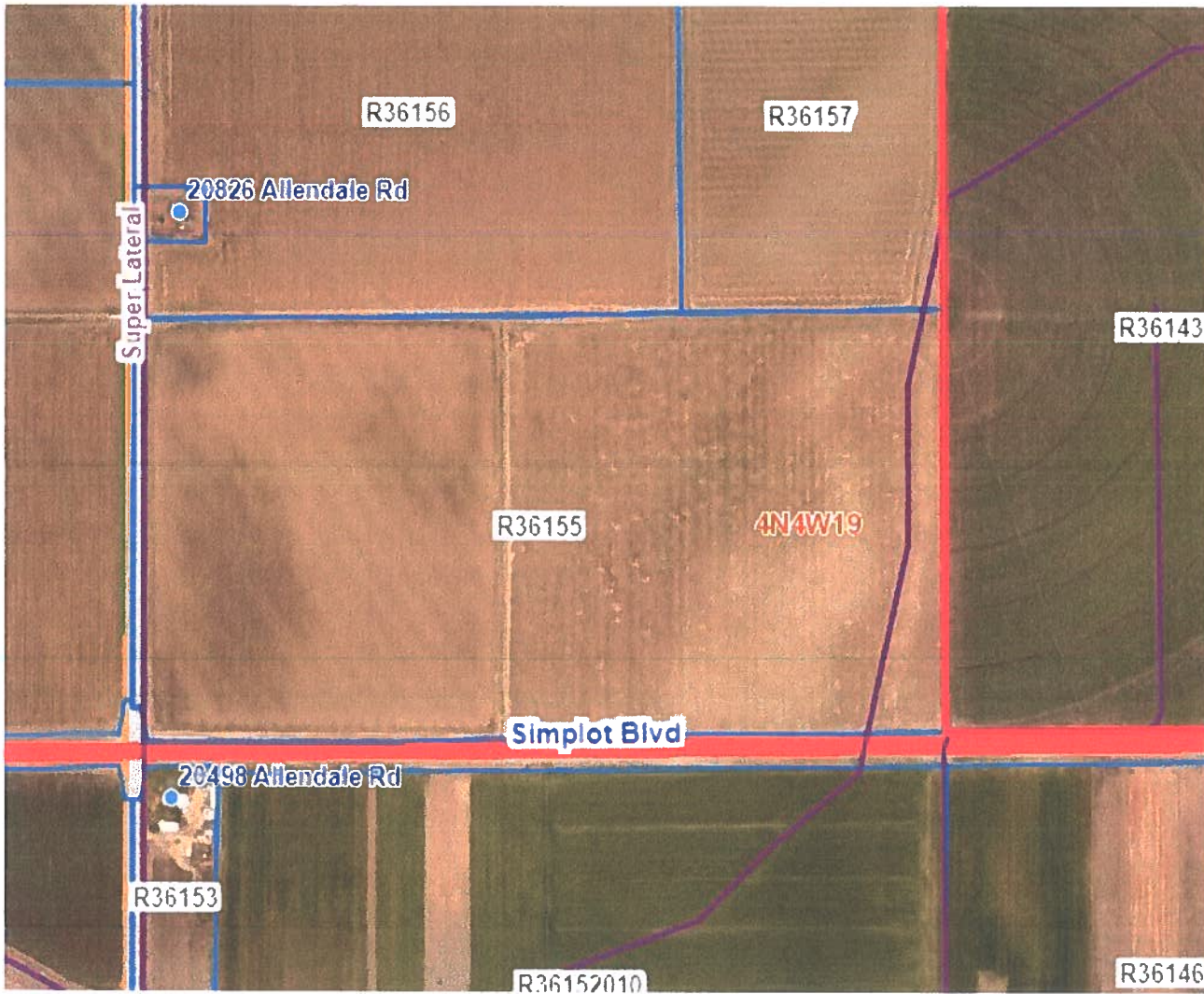
Beginning at the Southeast corner of the Southwest Quarter Northeast Quarter of Section 19, Township 4 North, Range 4 West, Boise Meridian; thence

South 89° 58' 05" West along the South line of said Southwest Quarter Northeast Quarter which is coincident with the centerline of said State Highway No. 19, Project No. 3712(4) Highway Survey 1,314.0 feet, more or less, to the Southwest corner of said Southwest Quarter Northeast Quarter and coincident with Station 431+07 of said Highway Survey; thence Northerly along the West line of said Southwest Quarter of the Northeast Quarter a distance of 50.0 feet to a point in a line parallel with and 50.0 feet Northerly from the centerline and opposite Station 431+07 of said Highway Survey; thence

North 89° 58' 05" East along said parallel line 1,314.0 feet to a point in the East line of said Southwest Quarter of the Northeast Quarter and opposite Station 444+21 of said Highway Survey; thence Southerly along said East line 50.0 feet to the PLACE OF BEGINNING.

Highway Station Reference: 431+07 to 444+21





Cassie Lamb

[Quoted text hidden]



Canyon County Zoning Map.png
44K

7-21-2022

Dear Neighbor,

This letter is to inform you of a Neighborhood Meeting to give you the opportunity to deliver your comments to the developer of this proposed development. We are required to hold a meeting regarding my client's intention to rezone parcel R36143 & R36155 and is not a hearing but just an informative process that precedes a future hearing.

The intention of the neighborhood meeting is to give neighbors within 600 ft. of the proposed site an opportunity to voice their comments or concerns for an application to potentially rezone approximately 73 and 72 acres. The request is to change the zoning to make it consistent with light industrial property and develop industry compatible land with the Simplot Blvd. and Peckham Road Comprehensive Plan designation.

This meeting is for informational purposes and to receive feedback from you as we move through the application process. This is **not** a Public Hearing. Prior to the scheduled hearing date, you will receive an official notification from Canyon County Planning and Zoning regarding the Public Hearing via postal mail, newspaper publication, and/or a display on the property for which the Conditional Rezone is applied.

The Neighborhood Meeting details are as follows:

Date: Monday, August 1, 2022

Time: 6:00 P.M.

Location: Greenleaf Community Center 21513 Main St

Property 1 Description: 0 Peckham Rd property is a 73.29 Acre Parcel.

The project is summarized below:

Site Location: Located on the North side of Simplot Blvd.

Proposed access: The property will be accessed by an entrance on Simplot Blvd. and/or Peckham Rd, which will be a private road.

Total acreage: Approximately 73.29 Acres.

Proposed Action: The developer is proposing a Conditional Rezone from M-1/AG to M-1 for the purpose of making the property available for light industrial use. We look forward to the neighborhood meeting and encourage you to attend. At that time, we will answer any questions you may have.

Property 2 Description: 0 Allendale Rd is a 72.19 Acre Parcel.

The project is summarized below:

Site Location: Located on the North side of Simplot Blvd.

Proposed access: The property will be accessed by an entrance on Simplot Blvd., which will be a private road.

Total acreage: Approximately 72.19 Acres.

Proposed Action: The developer is proposing a Conditional Rezone from AG to M-1 for the purpose of making the property available for light industrial use. We look forward to the neighborhood meeting and encourage you to attend. At that time, we will answer any questions you may have.

Please do not call Canyon County Development Services regarding this meeting. This is a PRE-APPLICATION requirement and we have not submitted the application for consideration at this time. The county currently has no information on this project.

If you have any Questions prior to the meeting, please contact David Ferdinand at 208-899-9232, dferdinandii@gmail.com,

We believe this zoning would conform to the area well as the current comprehensive plan shows Light Industrial. You can also comment or ask questions via email to dferdinandii@gmail.com or at the contact information below.

David Ferdinand at PO Box 914 Nampa, ID 83653 or call David Ferdinand at (208) 899-9232.

Sincerely,



David Ferdinand

David Ferdinand Consulting and Real Estate Services
Syme Commercial Real Estate – Patti Syme – David Ferdinand
PO Box 914 Nampa, ID 83653 www.davidferdinand.com

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map amendment (rezone), subdivision, variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

SITE INFORMATION

Site Address: <u>O Peckham Rd</u>	Parcel Number: <u>R36143</u>	
City: <u>Wilder</u>	State: <u>Idaho</u>	ZIP Code:
Notices Mailed Date: <u>7-22-2022</u>	Number of Acres: <u>7329</u>	Current Zoning: <u>M-1, AG</u>
Description of the Request: <u>Conditional Rezone</u>		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: <u>Patti Syme and David Ferdinand</u>		
Company Name: <u>Syme Real Estate</u>		
Current address: <u>206 S 9th Ave</u>		
City: <u>Caldwell</u>	State: <u>Idaho</u>	ZIP Code: <u>83605</u>
Phone: <u>208-673-9200</u> - <u>208-899-9792</u>	Fax:	
Email: <u>patti@syme.com</u>	<u>dferdinandii@gmail.com</u>	

MEETING INFORMATION

DATE OF MEETING: <u>August 1, 2022</u>	MEETING LOCATION: <u>Greenleaf Community Center</u>
MEETING START TIME: <u>6:00 PM</u>	MEETING END TIME: <u>7:00 PM</u>

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. <u>LEE BRAUN</u>	<u>[Signature]</u>	<u>21073 Po Dunk Ln, Greenleaf, ID</u>
2. <u>Paul Calverley</u>	<u>[Signature]</u>	<u>9396 W. Pardon #83626</u>
3. <u>CAROLYN GIBSON</u>	<u>[Signature]</u>	<u>PO BOX 8 Notes #365 8314</u>
4. <u>Linda Krantz</u>	<u>[Signature]</u>	<u>20498 Akendal Pl. Wilder #3626</u>
5.		
6.		
7.		
8.		
9.		

10.
11.
12.
13.
14.
15.
16.
17.
18.
19.
20.

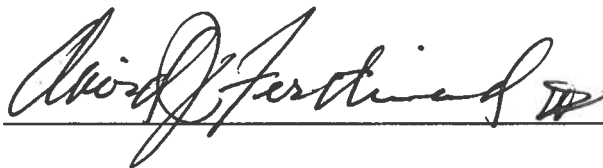
NEIGHBORHOOD MEETING CERTIFICATION:

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

David Ferdinand

APPLICANT/REPRESENTATIVE (Signature):



DATE: 8 / 1 / 2022

2013-056762

RECORDED

12/20/2013 11:36 AM



00084493201300567620040042

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=4 JCRANE

\$19.00

DEED

STUNZ FONDA KIYUNA & HORTON

AFTER RECORDING RETURN TO:

Michael W. Horton
 Stunz, Fonda, Kiyuna & Horton, LLP
 P.O. Box 1565
 Nyssa, OR 97913

PERSONAL REPRESENTATIVE'S DEED

THIS DEED, made by C. DOUGLAS GROSS, as Personal Representative of the ESTATE OF JUDITH A. GROSS, Grantor, to C. DOUGLAS GROSS, Trustee of the JUDITH A. GROSS TRUST created under the Will of Judith A. Gross, dated October 13, 2010, whose address is [REDACTED]

WHEREAS, Grantor is the qualified Personal Representative of said Estate, filed as Case No. CV-2012-11551C, in Canyon County, Idaho;

THEREFORE, for valuable consideration received, Grantor quitclaims, transfers, and conveys to Grantee all of decedent's one-half interest in the following described real property in Canyon County, Idaho:

"SEE ATTACHED SCHEDULE "A"

EXECUTED this 16 day of December, 2013.

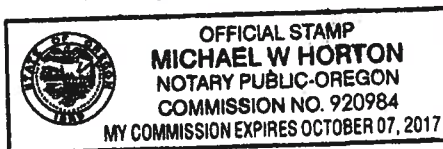
ESTATE OF JUDITH A. GROSS

By: [Signature]
 C. Douglas Gross, Personal Representative

STATE OF OREGON)
) ss.
 County of Malheur)

On the 16 day of December, 2013, before me, the undersigned, a notary public in and for said state, personally appeared C. Douglas Gross, known or identified to me to be the person whose name is subscribed to the within instrument, as Personal Representative of the Estate of Judith A. Gross, deceased, and acknowledged to me that he executed the same as such Personal Representative.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



[Signature]
 Notary Public for Oregon
 My Commission Expires: 10/07/2017
 Residing at: Nyssa, Oregon

SCHEDULE "A" TO PERSONAL REPRESENTATIVE'S DEED

PARCEL #R36155000 0 (Kerr):

The Southeast Quarter of the Northwest Quarter, and Lot 2 of Section 19, Township 4 North, Range 4 West of the Boise, Meridian, Canyon County, Idaho.

EXCEPTING THEREFROM

A parcel of land being on both sides of the centerline of State Highway No. 19, Project No. RS-3712 (4) Highway Survey as shown on the plans thereof now on file in the office of the Idaho Transportation Department, Division of Highways, and being a portion of the South Half of the Northwest Quarter of Section 19, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho.

BEGINNING at the West Quarter corner of Section 19, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho; thence

Easterly along the East-West Quarter line of said Section 19 a distance of 2,456 feet, more or less, to the Southeast corner of the Southeast Quarter of the Northwest Quarter of said Section 19, which is coincident with Station 431+07.00 of said State Highway No. 19, Project No. RS-3712 (4) Highway Survey; thence

Northerly along the East line of said Southeast Quarter of the Northwest Quarter a distance of 50 feet to a point in a line parallel with and 50.0 feet Northerly from the centerline and opposite Station 431+07.00 of said Highway Survey; thence along said parallel line as follows:

South 89° 58' 05" West a distance of 1,038.08 feet to a point opposite Station 420+68.92 of said Highway Survey, Westerly along a 28,597.89 foot radius curve right 736.21 feet to a point opposite Station 413+31.42 of said Highway Survey, North 88° 33' 25" West a distance of 134.57 feet to a point opposite Station 411+96.85 of said Highway Survey, Westerly along a 28,697.89 foot radius curve left a distance of 506.73 feet to a point opposite Station 406+91.00 of said Highway Survey; thence

North 7° 52' 18" West leaving said parallel line a distance of 101.10 feet to a point in the Easterly right of way line of existing Allendale Road that bears North 0° 24' 06" East a distance of 150 feet from Station 406+76.15 of said Highway Survey; thence

North 89° 25' 30" West a distance of 25 feet, more or less, to a point in the West line of said Section 19; thence

Southerly along said West line a distance of 150.0 feet, more or less, to the Place of Beginning.

PARCEL #R36143000 0 (Maxwell):

The West One-Half of the Northeast Quarter of Section 19, Township 4 North, Range 4 West of Boise Meridian, Canyon County, State of Idaho;

Together with all water, water rights, ditches and rights of way for ditches appurtenant thereto;

UNOFFICIAL COPY

EXCEPTING THEREFROM: A parcel of land situate in the Northwest Quarter of the Northeast Quarter of Section 19, Township 4 North, Range 4 West of the Boise Meridian, Canyon County, Idaho, bounded and described as follows:

Beginning at the point of intersection of the Southerly right of way line of the Wilder Branch of the Oregon Short Line Railroad Company, with the East line of said Northwest Quarter of Northeast Quarter of Section 19, said point being 100 feet distant South of the Northeast corner of said Northwest Quarter of Northeast Quarter of Section 19; thence South along the East line of said Northwest Quarter of Northeast Quarter of Section 19 a distance of 202.4 feet; thence West along a straight line a distance of 504.5 feet to a point 199.5 feet distance South of the Southerly right of way line of said Wilder Branch of the Oregon Short Line Railroad Company; thence North along a straight line a distance of 199.5 feet to a point in said Southerly right of way line; thence East along said Southerly right of way line, which is parallel with and 100 feet distant South, measured at right angles, from the North line of said Northwest Quarter of Northeast Quarter of Section 19, a distance of 504.6 feet, to the point of beginning. Containing an area of 2.32 acres, more or less.

FURTHER EXCEPTING THEREFROM:

A railroad right-of-way of the Wilder Branch of the Oregon Shortline Railroad;

AND FURTHER EXCEPTING THEREFROM that certain parcel of real property conveyed to the State of Idaho by and through the Idaho Transportation Board for the Division of Highways pursuant to that certain Correction Warranty Deed dated April 24, 1990 and recorded on September 11, 1990, as Instrument No. 9016698, records of Canyon County, Idaho, more particularly described as follows:

A parcel of land being on the Northerly side of the centerline of State Highway No. 19, Project No. RS-3712(4) Highway Survey as shown on the plans thereof now on file in the office of the Idaho Transportation Department, Division of Highways, and being a portion of the Southwest Quarter Northeast Quarter of Section 19, Township 4 North, Range 4 West, Boise Meridian, described as follows, to-wit:

Beginning at the Southeast corner of the Southwest Quarter Northeast Quarter of Section 19, Township 4 North, Range 4 West, Boise Meridian; thence

South 89° 58' 05" West along the South line of said Southwest Quarter Northeast Quarter which is coincident with the centerline of said State Highway No. 19, Project No. 3712(4) Highway Survey 1,314.0 feet, more or less, to the Southwest corner of said Southwest Quarter Northeast Quarter and coincident with Station 431+07 of said Highway Survey; thence Northerly along the West line of said Southwest Quarter of the Northeast Quarter a distance of 50.0 feet to a point in a line parallel with and 50.0 feet Northerly from the centerline and opposite Station 431+07 of said Highway Survey; thence

North 89° 58' 05" East along said parallel line 1,314.0 feet to a point in the East line of said Southwest Quarter of the Northeast Quarter and opposite Station 444+21 of said Highway Survey; thence Southerly along said East line 50.0 feet to the PLACE OF BEGINNING.

Highway Station Reference: 431+07 to 444+21

PARCEL #R36707012 0 (Jenkins):

A parcel of land located in the Northwest Quarter of Section 5, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho, being further described as follows:

BASIS OF BEARINGS:

The North line of the Northwest Quarter of the Northwest Quarter of Section 5, Township 4 North, Range 5 West, Boise Meridian, derived from found monuments and taken as South 89°57'10" East with the distance between monuments found to be 1318.84 feet.

BEGINNING at the North 1/16 corner of Section 5, Township 4 North, Range 5 West, Boise Meridian;

thence along the West line of the Northwest Quarter of the Northwest Quarter of said Section 5 North 00°20'59" East a distance of 1,037.88 feet to a point from which the Northwest corner of said Section 5 bears North 00°20'59" East a distance of 324.42 feet; thence leaving said West line South 89°57'24" East a distance of 471.05 feet; thence North 00°20'40" East a distance of 24.01 feet; thence

South 89°57'24" East to a point on the East line of the Northwest Quarter of the Northwest Quarter of said Section 5, a distance of 847.48 feet; thence

South 89°57'25" East a distance of 522.87 feet; thence

South 00°02'35" West a distance of 24.34 feet; thence along a non-tangent curve to the right with a radius of 1,305 feet and a central angle of 22°23'00", an arc length of 509.82 feet with a chord bearing of South 54°32'08" East, and a chord distance of 506.58 feet; thence

South 89°57'23" East to a point on the East line of the Northeast Quarter of the Northwest Quarter of said Section 5 a distance of 380.05 feet; thence

along said East line

South 00°30'16" West to the Center North 1/16 corner of said Section 5 a distance of 726.06 feet; thence along the East line of the Southeast Quarter of the Northwest Quarter of said Section 5

South 00°29'12" West a distance of 165.86 feet; thence leaving said East line

South 89°37'00" West to a point on the West line of said Southeast Quarter of the Northwest Quarter of Section 5 a distance of 1,316.44 feet; thence along said West line

South 00°24'33" West to the centerline of East Arena Drain a distance of 1,054.15 feet; thence

Along the said centerline the following six (6) courses:

North 37°12'14" West a distance of 355.79 feet;

North 49°15'53" West a distance of 123.32 feet;

North 53°47'53" West a distance of 281.99 feet;

South 72°30'07" West a distance of 310.00 feet;

South 89°38'07" West a distance of 331.00 feet;

South 67°37'02" West to a point on the West line of the Southwest Quarter of the Northwest Quarter of said Section 5 a distance of 163.35 feet; thence leaving said centerline and along said West line North 00°20'40" East a distance of 840.00 feet to the POINT OF BEGINNING.

SITE PLAN & LETTER OF INTENT - CHECKLIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



The site plan is a detailed GRAPHICAL description of existing and proposed site features. Include all applicable items on your site plan:

<input type="checkbox"/> All existing and proposed structures and dimensions (i.e. 40'X30' shop, 20'x20' shed, 40'x50' house, 10' windmill, etc.)
<input type="checkbox"/> Infrastructure: well, septic, irrigation ditch, settling ponds, drainage swales, etc.
<input type="checkbox"/> Transportation: parking, loading areas, driveways, etc. adjacent driveways, roads, highways or other accesses
<input type="checkbox"/> Easement locations and dimensions
<input type="checkbox"/> Setbacks from property lines, section lines, collectors and arterial roads and/or building envelope
<input type="checkbox"/> Areas of steep slopes, wetlands, and/or floodplain
<input type="checkbox"/> Existing or proposed fences
<input type="checkbox"/> Signs
<input type="checkbox"/> Major landscaping or hardscaping, such as large trees, berms, or retaining walls, water features
<input type="checkbox"/> Areas of activity, outdoor seating, food vendor area, stockpiling, open pit, etc.
<input type="checkbox"/> Any other site features worth noting

The Letter of Intent is a detailed WRITTEN description of proposed and existing uses at the site. Include all applicable items in your letter:

<input type="checkbox"/> A description of the proposed use and existing uses
<input type="checkbox"/> A description of the proposed request and why it is being requested
<input type="checkbox"/> Expected traffic counts and patterns
<input type="checkbox"/> Phasing of development
<input type="checkbox"/> How proposed use may affect neighboring uses
<input type="checkbox"/> A description or further explanation of the site features (see site plan list above)
<input type="checkbox"/> Explanation of any other permits through other agencies that may be required
<input type="checkbox"/> Description of business operations, such as number of employees, hours of operation, delivery and shipping
<input type="checkbox"/> A description of how the proposed use is consistent with specific zoning criteria or comprehensive plan policies
<input type="checkbox"/> Any other items which may require further explanation

Canyon County Development Services

111 N. 11th Ave. Room 140, Caldwell, ID 83605
(208) 454-7458

Building Division Email: buildinginfo@canyonco.org

Planning Division Email: zoninginfo@canyonco.org

Receipt Number: 76453

Date: 9/29/2022

Date Created: 9/29/2022

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Judith A Gross Trust

Comments: CR2022-0029

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Conditional Rezone with Development Agreement	CR2022-0029	\$1,400.00	\$0.00	\$0.00

Sub Total: \$1,400.00

Sales Tax: \$0.00

Total Charges: \$1,400.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	1031	\$1,400.00

Total Payments: \$1,400.00

ADJUSTMENTS

Receipt Balance: \$0.00